NPS Form 10-900 Oct. 1990

United States Department of the Interior National Park Service

NATIONAL REGISTER LISTED

APR 0 4 2007

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property				
Historic name Other name/site number	Highland Presbyterian Churc Highland United Methodist-P		4- 3-2960-0003	
2. Location				
				•
	1 South Avenue		not for publication	Į.
City or town Hig	phland		vicinity	
State Kansas Code I	KS County Doniphan	Code 043	Zip code 66035	
3. State/Federal Agency Cert	ification			
request for determination Historic Places and meets the	under the National Historic Preser n of eligibility meets the document ne procedural and professional rec t the National Register criteria. I r Solocally. (See continuation	ation standards for registe quirements set forth in 36 recommend that this prope	ering properties in the Nati CFR Part 60. In my opini- erty be considered signific nents.)	on, the property
Kansas State Historical So		Dott		
State or Federal agency and	d bureau			
In my opinion, the property Comments.)	meets does not meet the h	National Register criteria.	(See continuation she	et for additional
Signature of commenting of	ficial /Title	Date		
State or Federal agency and	d bureau			
4. National Park Service Cei	rtification			
I herby certify that the property is		Signature of the Keeper		Date of Action
entered in the National R See continuation of determined eligible for the Register See continuation of determined not eligible for National Register removed from the National Register other, (explain:)	sheet. ne National sheet. or the			

Highland Presbyterian Church Name of Property		Doniphan County, Kansas County and State			
Name of Property					
i. Classification					
Ownership of Property Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)			
⊠ private □ public-local □ public-State □ public-Federal	☑ building(s)☐ district☐ site☐ structure☐ object		Noncontributing buildings sites structures objects total		
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)		Number of contributing resources previously list in the National Register			
Hist. Res. of Highland, Doniphan County, KS			N/A		
6. Function or Use					
Historic Functions (Enter Categories from instructions)		Current Functions (Enter categories from instr	ructions)		
RELIGION/Religious Facility		RELIGION/Religiou	s Facility		
7. Description					
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instructions)			
COLLEGIATE GOTHIC		Foundation: CONCRETE Walls: BRICK			
		Roof: ASPHALT			
		Other:			

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Highland Presbyterian Church	Doniphan County, Kansas County and State		
Name of Property			
8. Statement of Significance			
Applicable National Register Criteria (Mark "X" in one or more boxes for the criteria qualifying the property for National Register	Areas of Significance (Enter categories from instructions) ARCHITECTURE		
A Property is associated with events that have made a significant contribution to the broad patterns of our history	ARCHITECTURE		
☐ B Property is associated with the lives of persons significant in our past.			
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance		
D Property has yielded, or likely to yield, information important in prehistory or history.	1914		
Criteria Considerations (Mark "x" in all the boxes that apply.)	Significant Dates		
Property is:	1914		
A owned by a religious institution or used for religious purposes.			
B removed from it original location.	Significant Person		
C a birthplace or grave.	(Complete if Criterion B is marked above)		
D a cemetery.	N/A		
☐ E a reconstructed building, object, or structure.	Cultural Affiliation		
F a commemorative property.	N/A		
☐ G less than 50 years of age or achieved significance within the past 50 years			
	Architect/Builder		
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)	R.B. Chandler, Architect		
9. Major Bibliographical References			
Bibliography (Cite the books, articles, and other sources used in preparing this form or	n one or more continuation sheets.)		
Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey #	Primary location of additional data: State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:		
recorded by Historic American Engineering	Kansas State Historical Society		

Record #____

Highland Presbyte	rian Church		Doniphan County, Kansas	_
Name of Property			County and State	
10. Geographical D)ata			
Acreage of Property	Less than one acre			
Verbal Boundary Desc (Describe the boundarie Boundary Justification (Explain why the boundary	es of the property on a continuation sheet.) The state of the property on a continuation sheet.)	Zone 4 See con	Easting Northing Intinuation sheet	
11. Form Prepared E	<u> </u>			
Name/title Organization Street & number	Susan Jezak Ford Citysearch Preservation 3628 Holmes St.	Date N	•	
City or town	Kansas City S	State Miss	souri Zip code 64109	
	with the completed form:			
Photographs Additional items	Representative black and white photographs of			
	O for any additional items)			
	rustees of Highland Presbyterian Church	Telephone	785-442-3642	
Street & number	Highland	State	Kansas Zip code 66035	
City or town	гнутнани			

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16) U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number _7_ Page _1_

Highland Presbyterian Church Highland, Doniphan County, Kansas

Overview

The Highland Presbyterian Church, built in 1914, is located at 101 South Avenue in Highland, Kansas. The building is nominated to the National Register of Historic Places under Criterion C in the area of ARCHITECTURE, under the Multiple Property Documentation Form (MPDF) Historic Resources of Highland, Doniphan County, Kansas. The Highland Presbyterian Church is significant as a vernacular example of the Collegiate Gothic style and local construction. Member R.B. Chandler, who also oversaw construction, designed the church. Chandler was not an architect, but took on the task of designing the building to save the congregation money after the original 1888 church burned.

The Highland Presbyterian church is a one-story brick building placed on a concrete foundation. The rectangular building measures 52 feet by 64 feet and has exterior walls that are nearly 30 feet tall. One enters the church through a sheltered stairway on the northeast corner of the building. The building's basement level—extending approximately three feet above ground level—is coated with concrete stucco and painted white. It is topped with a watercourse that is present on all sides of the building. The red brick of the upper walls is set in running bond. Header bricks are only present as window headers, surrounding round windows and as headers for Gothic arched windows. All window sills in the first story are stone painted white. Buff brick corbels are present on all sides of the building below a plain concrete stucco parapet painted white. This parapet was originally brick. The church's asphalt roof is flat.

The Highland Presbyterian Church is located on the southwest corner of the intersection of Main Street and South Avenue. The building sits on two city lots with an asphalt parking lot on the south and west sides. The church is directly south of Highland College, originally Highland University.¹

East Facade

Highland Presbyterian Church's east façade, divided into four bays, serves as the church's primary elevation. Two entrances are located on the façade, with the main entrance in the north bay in the building's stair tower. The square tower projects from the building's main planes on the north and east elevations. A pair of glass and metal doors topped with a common transom is located at ground level under a portico that extends approximately three-fourths up the height of the building. Brick piers set atop stucco piers support the portico. The upper portion of the portico has stucco Gothic arches on the south, east and north sides. A small round art glass window is located above the entrance. A shallow peak tops the bay.

Moving south, the second bay has two tall, narrow double-hung windows in the first story. An art glass transom tops each of the leaded art glass windows. A double-hung basement window is located in the south portion of the bay. The third bay projects slightly from the building's main plane. The first story contains a large Gothic arched stained glass window covered with three sections of protective plastic. The basement level of the third bay has three double-hung windows. A shallow peak tops this bay. The fourth bay houses the church's secondary entrance. Double metal doors

¹ Early Kansas members of the Presbyterian Synod founded Highland University. The location was undoubtedly chosen for its proximity to the school.

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are located at ground level in a short stairway that extends from the building's main plane. An arched Gothic art glass window tops the pair of doors. The stair tower, topped with a shallow peak, ends approximately three-fourths up the building's wall. A small round art glass window is above the stairway.

North Elevation

The north side of the building facing Main Street is also a primary elevation. The elevation is divided into four bays. The first (east) bay holds the building's main stair tower. A pair of double-hung art glass windows topped with transoms is located in the first story. A shallow peak tops the bay. The basement level of the stair tower holds the building's marble cornerstone, which reads:

> **PRESBYTERIAN** CHURCH A.D. 1914

The second bay has a single art glass double-hung window topped with a transom. The basement has a single doublehung window. The third bay extends from the building's main plane. The first story has a Gothic arched art glass window protected by three sections of protective plastic. The basement level of this bay has three double-hung windows. A shallow peak tops this bay. The fourth bay is identical to the second bay, with single windows in the first story and basement level.

West Elevation

The west elevation can be divided into four irregular bays. The first (north) bay has a large expanse with no windows, next to a pair of double-hung art glass windows in the first story and a pair of double-hung windows in the basement. The second bay has two art glass windows of different ages and sizes. The first window matches the tall, narrow double-hung windows found on all sides of the building's first story. The second window is shorter and is one of two memorial windows rescued from the previous church as it burned. The basement level of the second bay has two double-hung windows. The third bay has a short art glass window with a flattened Gothic arch, placed in the upper portion of the wall. The fourth bay is a mirror image of the third bay, containing the second memorial window, the larger double-hung stained glass window and two basement windows.

South Elevation

The south side of the church is divided into three nearly identical bays. Each bay has a pair of tall, narrow doublehung art glass windows topped with transoms. The second and third bay each has a pair of double-hung windows in the basement. The first bay has a single wood and glass door and one double-hung window in the basement level.

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Highland Presbyterian Church Highland, Doniphan County, Kansas

Interior

Most of the first story of the Highland Presbyterian Church is one main auditorium. The space retains its plaster walls and wide oak molding with its original stain. The main floor plan is designed in the Akron Plan, an extremely popular church plan first used in Akron, Ohio in 1870. The main feature of the Akron plan is a large central space with one or more "classrooms" that can be shut off by folding doors or sliding shutters. The plan allowed Sunday School classes to worship with the congregation or be closed off for study time. The main room of Highland Presbyterian Church's nave measures 40 by 40 feet and has a ceiling 181/2 feet tall. The lecture area, 22 by 24 feet, is located on the north wall. The area can be closed off with original floor-to-ceiling wood and art glass accordion doors.

The church's altar is located on the west wall between two memorial windows rescued from the burning 1888 church. The south window honors John Bayless and the north window honors Rev. S.M. Irvin and Mrs. Eliza Irvin. A shallow arched art glass window is located between the memorial windows. Large wall vents are located on the south and west walls on the south side of the altar. An oak door located in the wall north of the altar leads to a small choir room in the northwest corner of the church. A very small pastor's study is also located in the choir room. A "mother's room" is in the northeast corner of the main room next to the stairwell. The nave ceiling is clad in pressed metal and features original electric ceiling light fixtures. Floors are carpeted and the church has pews purchased in the mid-1980s. The building still uses steam heat, so radiators are present.

The stained glass windows lining the auditorium are composed of art glass in shades of tan, green and purple. The large windows on the north and east walls measure 14 feet tall by 11 feet wide. The origin of the windows is unknown, only that the wife of building designer R.B. Chandler "was consulted in selecting style of windows and color designs, etc."3

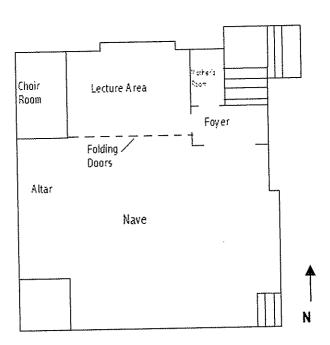
² Christopher Stephen Jenks, "The Akron Sunday School" New York Landmarks Conservancy, 1995. (http://www.sacredplaces.org/PSP-InfoClearingHouse/articles/American%20Religious%20Buildings.htm)

³ "The Church Building," The Highland Vidette, 29 October 1914, p. 1.

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Highland Presbyterian Church Highland, Doniphan County, Kansas



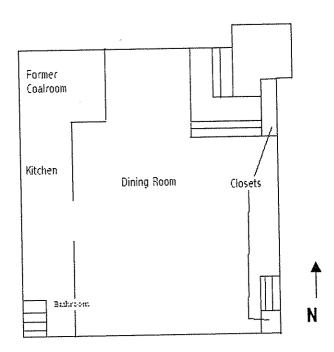
First story floor plan, Highland Presbyterian Church (Susan Jezak Ford, not to scale)

The basement of the church consists of one large space with concrete walls and a ceiling that is approximately 7 feet high. A kitchen, remodeled in 1992, is located on the west side of the space behind a tile brick wall. A single door and two serving windows provide access to the kitchen. The north end of the kitchen space was formerly a coal room but is now open. The northeast and southeast corners of the basement space contain storage closets and the southwest corner holds two bathrooms. Two rows of concrete support pillars run east-west through the space. Two sets of folding wood partitions extend from the south wall.

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Highland Presbyterian Church Highland, Doniphan County, Kansas



Basement floor plan, Highland Presbyterian Church (Susan Jezak Ford, not to scale)

The Highland Presbyterian Church is very well maintained and in excellent condition. The building has undergone few major changes and retains a very high degree of integrity.

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Highland Presbyterian Church Highland, Doniphan County, Kansas

Overview

The Highland Presbyterian Church is nominated to the National Register of Historic Places under Criterion C in the area of ARCHITECTURE, under the Multiple Property Documentation Form (MPDF) Historic Resources of Highland, Doniphan County, Kansas. R.B. Chandler, a member of the congregation, supervised the design and construction of the 1914 Highland Presbyterian Church. Chandler was not an architect and volunteers did much of the construction. The building is significant as a vernacular example of the Collegiate Gothic style.

Architecture

The Highland Presbyterian Church is significant locally as a unique example of the Collegiate Gothic style. The Church's design was a radical departure for a religious building in small Kansas town in 1914. Designed by local businessman and church member R.B. Chandler, the church's building committee adopted the plan without any architectural specifications. The design, especially the flat roof, likely gave local citizens cause for comment. The Highland press repeatedly justified the design, specifically the lack of a steeple. In September 1914, The Highland Vidette wrote, "The new church is a wholly different design from any built in this section, mainly because it has a flat roof. Yet the general exterior design and particularly the art glass windows at once identifies (sic) it as a church just as much as though it had the conventional steeple." The article goes on to extol the building's entrance, another unusual feature: "The entrance differs from most in that the steps are inside the entrance and none without. This will prevent slippery steps by reason of any unfavorable weather."4

Upon the dedication of the church, The Highland Vidette praised the building, but again stated, "Architecturally the new Presbyterian church is considered very excellent. True it will take some time to get used to a church without a steeple and no roof in sight but the art glass windows and general appearance at once designate(s) it as a church."5 Even two years later, Illustrated Doniphan County remarked, "The new edifice is an attractive building...Architecturally it does not very much resemble a church, but the art glass windows at once show the true significance of the building."6

The Highland Presbyterian Church is a unique version of the Collegiate Gothic style. The style comes from the Gothic Revival, inaugurated by Ralph Adams Cram at the end of the nineteenth century. Cram strove to return the Gothic style to its free-form roots, rather than mimic a collection of details. His designs drew attention to the style and popularized it for educational, ecclesiastical and institutional buildings across the country. Cram drew national notice in 1904 with his winning entry for a master plan and new buildings at the U.S. Military Academy in West Point. His firm's design for St. Thomas's Church on Fifth Avenue in New York, built in 1906-1916, emphasized adapting the building's form to the needs of the congregation. St. Thomas's church, placed on a narrow urban lot, has a square corner stair tower, just one interior aisle and excellent interior acoustics for choral singing.⁷

⁴ "To Be a Handsome Church," The Highland Vidette, 10 September 1914, p. 1.

⁵ "The Church Building," The Highland Vidette, 29 October 1914, p. 1.

⁶ Illustrated Doniphan County (Troy: The Weekly Kansas Chief, 1916) p. 72. ⁷ Leland M. Roth, American Architecture, A History (Cambridge, MA: Westview Press, 2001), 355.

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Highland Presbyterian Church Highland, Doniphan County, Kansas

Influences of the Collegiate Gothic style can be seen across the country, as well as in Kansas. In the late 1910s, many Midwestern churches adopted the style for new buildings, creating boxy, masonry houses of worship often with flat roofs or devoid of steeples. Examples of the churches included the 1916 First Baptist Church in Rosedale (demolished), the 1916 Bethel Evangelical Mission Church in Topeka and the 1917 Grace Methodist Episcopal Church in Winfield,8 all designed by Kansas City Architect Ernest Olaf Brostrom.9

The Highland Presbyterian Church is a vernacular example of the Midwest adaptation of the Collegiate Gothic style. The building's designer, R.B. Chandler, may have discovered the style in one of the extremely popular church pattern books circulated in the early 1900s. The church's flat roof, peaked parapet and irregular wall planes are all elements of the style. Windows and entrances with Gothic arches firmly designate the building as part of the Collegiate Gothic style. The building's corbelled cornice and extended entrance are departures from the style. These details demonstrate Chandler's own touches in his design for the building, incorporating elements of personal taste or the desire of the congregation.

Robert B. Chandler, chairman of the church's building committee, designed the church and was in complete charge of construction. Chandler, primarily known as a merchant in Highland, is listed as a carpenter in the 1900 federal census, although no extant buildings in Highland are attrituted to him. By 1909, he was owner of the R.B. Chandler Dry Goods store. He went into business with A.L. Wynkoop in 1911, forming Chandler & Wynkoop's Cash Store. Chandler's early experience as a carpenter and a tenuous connection to prolific builder Ely Saunders¹⁰ likely gave him the confidence to proceed with drawing plans for the church. The sturdy building was completed for less than the estimated cost of \$10,000.

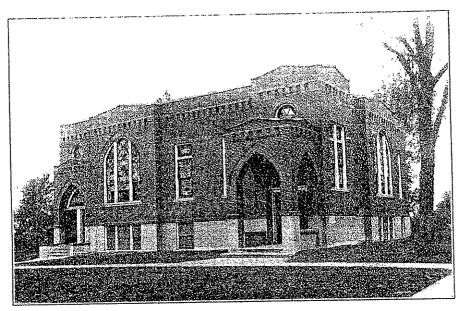
⁸ Grace Methodist Episcopal Church was listed on the National Register of Historic Places in November 2005.

⁹ Susan Jezak Ford, "The Influence of the Chicago School on the Work of Ernest Olaf Brostrom" (Unpublished Master's Thesis, University of Kansas, 1997), 86.

¹⁰ Chandler's partner, A.L. Wynkoop, was married to the sister of Ely Saunders.

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Section number 8 Page <u>8</u> Highland Presbyterian Church Highland, Doniphan County, Kansas



Highland Presbyterian Church, 1914 (The Highland Vidette)

History of the Building

The roots of the Highland Presbyterian Church date to 1843 and are closely tied to Highland's beginnings. The Reverend Samuel Irvin and his wife Eliza were assigned as missionaries to the Kansas Territory in 1837, where the Iowa, the Sac and the Fox tribes were being relocated from northwestern Missouri to northeastern Kansas. In 1843, the missionaries began a Presbyterian church to minister to the area's growing population of settlers. The small congregation first met at the Sac Fox Indian Mission school building, built in 1845 two miles east of present-day Highland. The congregation worshipped there until 1860, when services were moved to the chapel of Highland University, established in 1856 as a "classical academy" as an outgrowth of the mission school.

The congregation—the oldest Presbyterian church in Kansas—built its first church in 1888. The frame Queen Anne building was clad in clapboards and shingles and had a tower on the northeast corner that measured 50 feet tall. Lightning struck the tower on October 6, 1913. The fire slowly consumed the building due to the lack of a city water system or effective fire equipment. 11 By the time the fire reached the main portion of the building, all of the furniture had been removed, including the pews, piano, organ, song books, pulpit, carpet and communion rail. Members also removed two memorial windows dedicated to John Bayless and the Reverend Samuel and Mrs. Eliza Irvin. 12

¹¹ Highland completed a city water system in 1914.

^{12 &}quot;Presbyterian Church Burned," The Highland Vidette, 9 October 1913.

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Highland Presbyterian Church Highland, Doniphan County, Kansas

Planning for a new and modern church began at once, with a building committee made up of many of Highland's important businessmen: R.B. Chandler, B.G. Whittaker, M.O. Corbet, R.H. Martin, A.L. Wynkoop, John Hunter and Ben Allen. It was estimated that the new building would cost no more than \$10,000. The building committee recommended a plan drawn by R.B. Chandler to save money on architectural fees. Volunteers began constructing the basement in May 1914 at a "working picnic." One hundred volunteers mixed concrete using rocks from the old foundation, completing about two-thirds of the basement wall. Work progressed rapidly during the summer. The congregation laid the cornerstone in August and the building was finished in October 1914.

The new church with its unique design was dedicated on October 26, 1914. Sunday school classes gathered in the basement and in the lecture area of the nave. Dedicatory services began at 11:00 a.m., conducted by the pastor, the Reverend L.C. Stumpf. During the service, funds were raised for a new pipe organ. R.B. Chandler, chairman of the building committee, and C.C. Neibling, chairman of the board of trustees, turned over the building keys to the trustees. Dr. Gregg from St. Louis dedicated the building. Additional services were held at 3:30 p.m. and at 7:30 p.m., following the congregation's usual Sunday pattern.¹⁷

The church continues today as a cornerstone of faith and activity in Highland. The congregation merged with members of the United Methodist church in 1979, closing the United Methodist Church to worship at Highland Presbyterian. The combined congregation of approximately 71 members today is the United Methodist Presbyterian Church.

¹³ "To Rebuild at Once," The Highland Vidette, 9 October 1913.

¹⁴ The Highland Vidette, 10 March 1914.

^{15 &}quot;Volunteers Help Build," The Highland Vidette, 14 May 1914.

^{16 &}quot;To Lay Cornerstone," The Highland Vidette, 20 August 1914.

¹⁷ "Presbyterian Church Dedicated," The Highland Vidette, 29 October 1914.

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Highland Presbyterian Church Highland, Doniphan County, Kansas

Sources

Ford, Susan Jezak. "The Influence of the Chicago School on the Work of Ernest Olaf Brostrom." Unpublished Master's Thesis, University of Kansas, 1997.

The Highland Vidette: "Presbyterian Church Burned." "To Rebuild at Once." 9 October 1913; 10 March 1914; "Volunteers Help Build." 14 May 1914; "To Lay Cornerstone." 20 August 1914; "To Be a Handsome Church." 10 September 1914; "Presbyterian Church Dedicated." "The Church Building." 29 October 1914;

Jenks, Christopher Stephen. "The Akron Sunday School." New York Landmarks Conservancy, 1995. (http://www.sacredplaces.org)

Montgomery, Walter B., ed. Illustrated Doniphan County. Troy: The Weekly Kansas Chief, 1916.

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Tilton, Nancy and Kenneth. Interview by author. 16 November 2006.

United States Department of the Interior

National Park Service

National Register of Historic Places Continuation Sheet

Highland Presbyterian Church Highland, Doniphan County, Kansas Page 11_ Section number Add'l Info

Verbal Boundary Description

The Highland Presbyterian Church is located on Lots 5 and 6, Block 94 in the original town of Highland, Kansas. The property is bounded on the north by Main Street, on the west by the property line, on the south by a vacated alley and _on_the east by South Avenue.

Boundary Justification

The boundaries include the property historically associated with the Highland Presbyterian Church.

Photographic Information

The following information is the same for all of the photographs:

- 1. The Highland Presbyterian Church
- 2. Doniphan County, Kansas
- 3. Susan Jezak Ford
- 4. August-October, 2006
- 5. Digital disk located at Kansas State Historical Society

The following information is applicable to individual photographs:

- 6. Exterior; Southwest view
- 7. #1
- 6. Exterior; Southeast view
- 7. #2
- 6. Exterior; Northwest view
- 7. #3
- 6. Exterior; Northeast view
- 7. #4
- 6. Interior Nave; Southwest view
- 7. #5
- 6. Interior Nave; South view
- 7, #6
- 6. Interior Nave; Southeast view
- 7, #7

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Highland Presbyterian Church Highland, Doniphan County, Kansas

6. Lecture area; Northwest view

7. #8

6. Lecture area; North view

7. #9

6. Basement; North view

7. #10